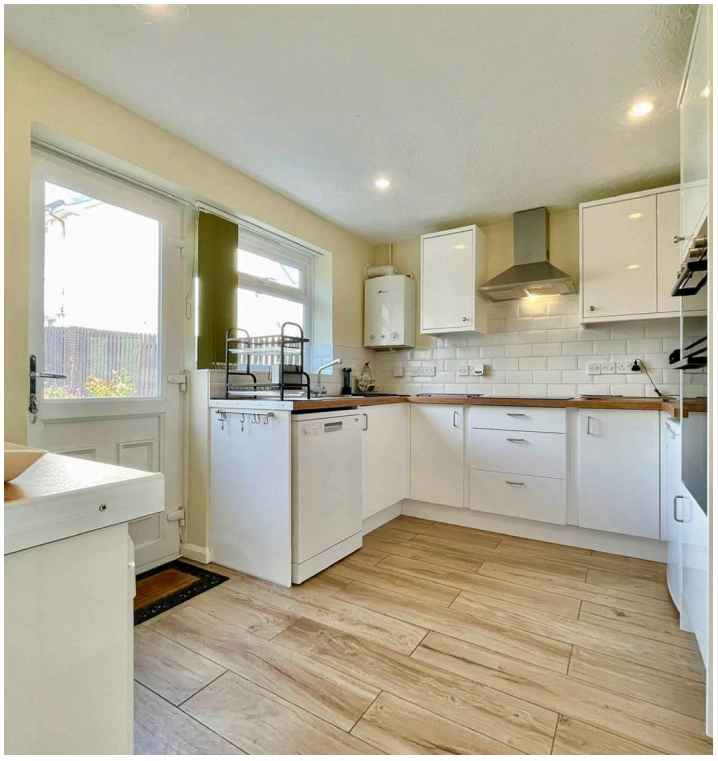


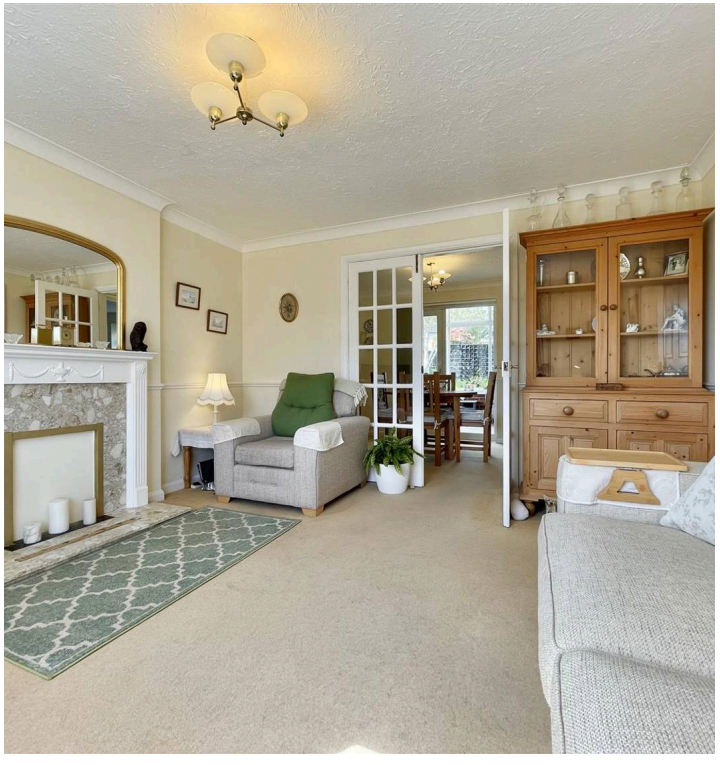
4 Heron Close, Chickerell - DT3 4NB

Offers Over **£350,000**

DIRECT MOVES









4 Heron Close

Chickerell, Weymouth

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached property
- Conservatory
- Well-maintained landscaped garden
- Patio area
- Detached garage
- Modern kitchen with integrated appliances
- Open plan living areas
- Fireplace
- French doors for garden access
- Modern bathrooms with walk-in shower and heated towel rail

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Entrance Hall
A light filled entrance hallway with stairs leading up to the first floor landing, a side aspect window, with fitted blinds, within the stairway provides natural light, a door open into an under-stair cupboard which houses the metres. Attractive ceiling coving, dado rails and wood effect floor tiles continue throughout the hallway and kitchen.

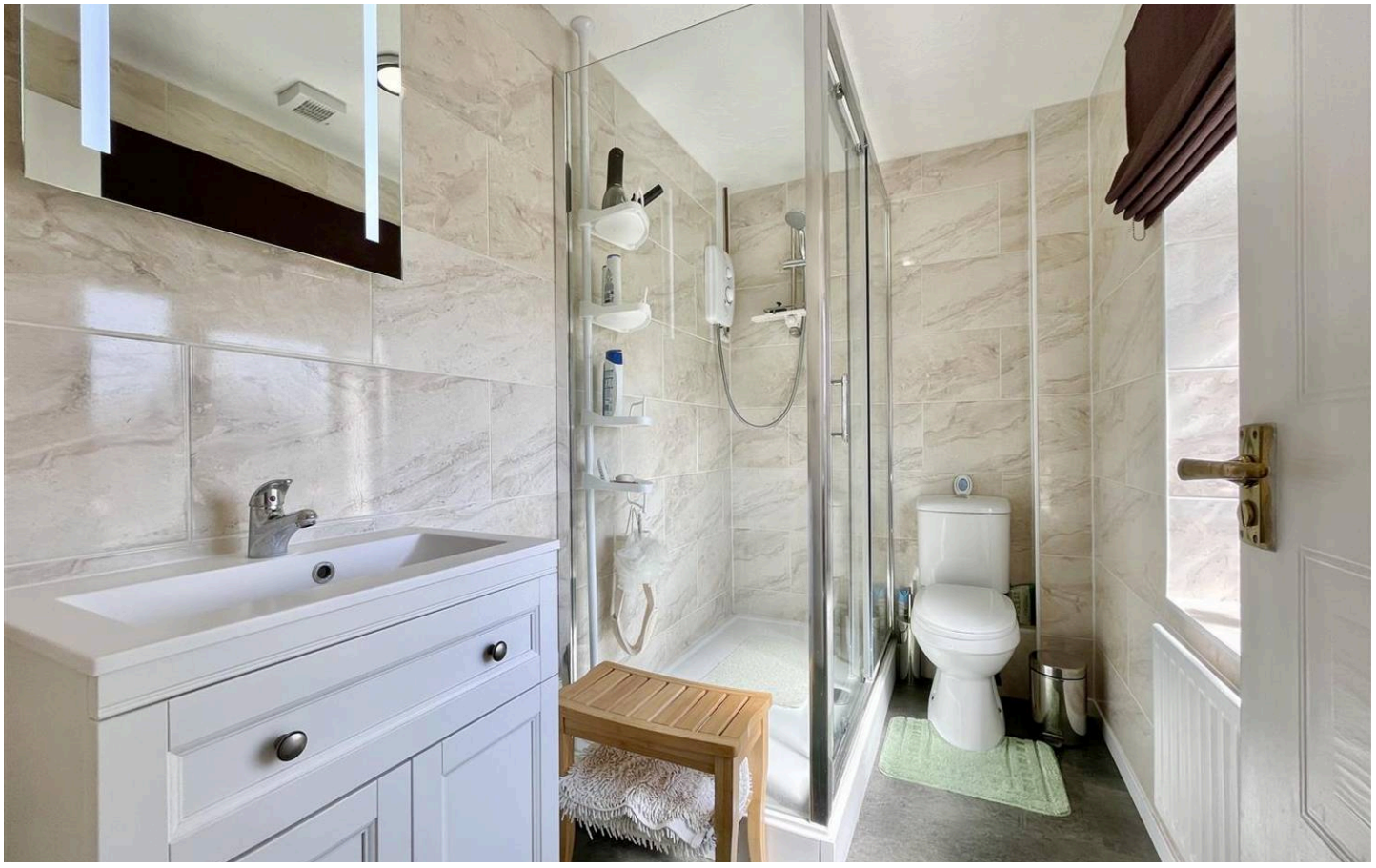
WC

Living Room
12' 2" x 12' 2" (3.70m x 3.70m)
A well proportioned living room with a front aspect double glazed window, a chimney stack with attractive surround, ceiling covings and picture rails continue, while glass panel double doors open into the dining room.

Dining Room
9' 6" x 8' 2" (2.90m x 2.50m)
A rear aspect, light filled dining room with double glazed French doors opening into the conservatory, fitted blinds, a door opening into the kitchen, ceiling coving and dado rails.

Kitchen
12' 6" x 9' 2" (3.80m x 2.80m)
A recently refurbished rear aspect kitchen with a range of eye and base level units with subway tile backsplash, fitted blinds, ceiling spotlights, an incorporated eye level oven, an induction hob, a stainless one and a half bowl sink boiler mounted on wall. There is ample room for white goods under counter, a large double window and a glass door flood the room with light.

Conservatory
8' 2" x 7' 10" (2.50m x 2.40m)
A well appointed triple aspect room, fully double glazed with a glass door opening onto the rear garden patio. The roof is tinted, ensuring the space is usable year round.







Landing
Another light filled space, a door opens into a storage cupboard, a side aspect double glazed window, a hatch provides access into the loft, which is partially boarded and features a drop down ladder and doors open into all bedrooms and the bathroom.

Bathroom
8' 2" x 4' 11" (2.50m x 1.50m)
Fitted in 2022, this immaculately presented side aspect bathroom consists of; an obscured double glazed window, heated towel rail, fitted blinds, a low level W/C, hand-wash basin with stainless tap and a mirror with touchless integrated lighting and shavers point as well as storage below and a bath tub with stainless taps and a handheld shower attachment.

Bedroom 1
11' 2" x 8' 6" (3.40m x 2.60m)
A front aspect double bedroom with sliding doors opening into generous built in storage, a double glazed window, fitted blinds, space for further units and a door opening into the en-suite.

En-suite
8' 10" x 4' 11" (2.70m x 1.50m)
A well proportioned, front aspect en-suite featuring a corner shower with sliding door, an obscured double glazed window, fitted blinds, a low level W/C and a hand wash basin with a stainless tap and mirror with shaving point and integrated touchless lighting above.

Bedroom 2
10' 2" x 9' 2" (3.10m x 2.80m)
A well proportioned, rear aspect double bedroom with a double glazed window overlooking the rear garden, fitted blinds, and ample space for free standing wardrobes.

Bedroom 3
11' 10" x 6' 11" (3.60m x 2.10m)
A well proportioned, rear aspect, third bedroom which fits a double bed and enjoys outlook onto the rear garden, fitted blinds as well as built in wardrobes.

Lean To
19' 4" x 4' 11" (5.90m x 1.50m)
A sizable lean-to providing an excellent storage space, with







GARDEN

An attractive, fully enclosed garden, bordered by fencing and walls, offers a variety of thoughtfully presented spaces. Entry via the side gate opens onto a patio, which flows into a gravelled area with stepping stones leading to a lean-to and a well-maintained lawn, three water butts collect water off the garage roof, and the house roof. The garden is enhanced by an array of mature planters and features a concrete plinth, ideal for a storage shed or a charming seating area.

GARAGE

Single Garage

Adjacent to the front garden, this versatile garage features power and lighting accessed via an up and over door. Ideal for parking, storage or a workshop.

OFF STREET

3 Parking Spaces

DIRECT MOVES

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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